

MONO COUNTY PLANNING COMMISSION

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

MINUTES April 12, 2007 (Adopted May 10, 2007)

Commissioners present: Ron Black, Scott Bush, Paul Rowan, Steve Shipley. **Absent:** Sally Miller.

Staff present: Scott Burns, director; Keith Hartstrom, principal planner; Evan Nikirk & Walt Lehmann, public works; Allen Berrey, assistant county counsel; C.D. Ritter, commission secretary.

1. **CALL TO ORDER:** Acting Chair Scott Bush called the meeting to order at 10:06 a.m.
2. **PUBLIC COMMENT:** No items.
3. **INTRODUCTION OF PAUL ROWAN, NEW DISTRICT 1 COMMISSIONER**
4. **ELECTION OF CHAIR & VICE CHAIR:** Sally Miller was nominated and elected chair. (Bush/Black. Ayes: 4. Absent: Miller.) Scott Bush was nominated and elected vice chair (Shipley/Black. Ayes 4. Absent: Miller.)
5. **RESOLUTION OF APPRECIATION FOR RICK KATTELMANN, OUTGOING CHAIR & EIGHT-YEAR COMMISSIONER:** Vice Chair Scott Bush read the resolution into the record.
6. **MEETING MINUTES:** Review and adopt minutes of: 1) Special Meeting of Oct. 26, 2006. (Shipley/Black. Ayes: 3. Abstain: Rowan. Absent: Miller. 2) Special Meeting of Feb. 1, 2007: Allen Berrey indicated that approval should await Commissioner Miller's return in order to get a quorum of those present at the meeting.
7. **PUBLIC HEARINGS:**
 - A. **FIRST EXTENSION OF TENTATIVE TRACT ~~TRACT~~ PARCEL MAP 35-32/Wright.** The proposed project would divide APN 24-120-23, totaling 10.198 acres, into three lots. The parcels range from 2.71 to 3.26 acres. The property is located on the north side of Hwy. 120 about ¼-mile west of the intersection of Hwy. 120 and U.S. Hwy. 6, near the community of Benton. The General Plan designation is Rural Residential (RR). An environmental analysis was prepared in accordance with Section 15183 of the CEQA guidelines. *Staff: Keith Hartstrom*

Keith Hartstrom presented an overview of the parcel map. No comments have been received.
 - OPEN PUBLIC HEARING.** No comment. **CLOSE PUBLIC HEARING.**
 - MOTION:** Approve first one-year extension of Tentative Tract Map 35-32. (Shipley/Back. Ayes: 4. Absent: Miller.)
 - B. **FIRST EXTENSION OF TENTATIVE PARCEL MAP 35-31/Bourne.** The proposal would divide a ~~189.7~~ **159**-acre parcel (APN 24-100-03) into four lots of 6.0, 9.8, 4.8 and 6.9 acres and a remainder parcel of 131.6 acres. The project, which will be serviced by individual water and sewer, is located approximately one-half mile north of the community of Benton and the junction of S.R. 120 and U.S. 6. The four parcels are located on

DISTRICT #1
COMMISSIONER
Paul Rowan

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Ron Black

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

the east side of U.S. 6. The General Plan designation is Rural Residential (RR) east of U.S. 6 and Agricultural (AG) to the west. An environmental analysis was prepared in accordance with Section 15183 of the CEQA guidelines. *Staff: Keith Hartstrom*

Keith Hartstrom explained that the map would have expired had an extension not been requested.

OPEN PUBLIC HEARING. Andy Holmes, Triad/Holmes Associates, representing the applicant noted the acreage is 159, not 189.7. **CLOSE PUBLIC HEARING.**

MOTION: Approve first extension of Tentative Tract Map 35-31. (Shipley/Black. Ayes: 4. Absent: Miller.)

8. ACTION ITEMS:

A. FINAL APPROVAL OF PARCEL MAP 35-51/Bourne. The proposal would divide a ~~189.7~~ **159**-acre parcel (APN 24-100-03) into four lots of 6.0, 9.8, 4.8 and 6.9 acres and a remainder parcel of 131.6 acres. The project, which will be serviced by individual water and sewer, is located approximately one-half mile north of the community of Benton and the junction of S.R. 120 and U.S. 6. The four parcels are located on the east side of U.S. 6. The General Plan designation is Rural Residential (RR) east of U.S. 6 and Agricultural (AG) to the west. An environmental analysis was prepared in accordance with Section 15183 of the CEQA guidelines. *Staff: Evan Nikirk*

Evan Nikirk indicated that map conditions have been satisfied.

OPEN PUBLIC HEARING: No comment. **CLOSE PUBLIC HEARING.**

MOTION: Authorize chair's signature on Parcel Map 35-31, indicating its approval. (Shipley/Black. Ayes: 4. Absent: Miller.)

B. FINAL APPROVAL OF PARCEL MAP 37-170/Hebert. Parcel Map 37-170 will divide APN 60-150-06, totaling 1.03 acres, into three lots of 0.23 acres (10,358 sf), 0.47 acres (20,781 sf) and 0.31 acres (13,635 sf). The property is located on the south side of Crowley Lake Drive in the community of Hilton Creek, and has an existing duplex apartment on Parcel 1. The General Plan designation for the property is Mixed Use (MU), with parcel 2 being restricted to residential use. The tentative parcel map was approved at a public hearing conducted by the Planning Commission on June 23, 2004, and subsequently extended on Aug. 10, 2006. *Staff: Evan Nikirk*

Public Works Director Evan Nikirk received a comment letter regarding the "will serve" letter to Hebert from Fred Stump, Long Valley fire chief. Building setbacks have been established from waterways. Access onto Crowley Lake Drive was denied, so an easement dedication will be offered. Access will be paved for grades measuring 10% to 12%.

OPEN PUBLIC HEARING: Andy Holmes, Triad/Holmes Associates, commended Nikirk and staff to get final maps ready. **CLOSE PUBLIC HEARING.**

MOTION: Authorize chair's signature on Parcel Map 37-170, indicating its approval. (Shipley/Black. Ayes: 4. Absent: Miller.)

C. FINAL APPROVAL OF PARCEL MAP 37-176/Vasquez. Parcel Map 37-176 will divide APN 25-030-24, totaling 5.72 acres (gross), into five parcels (four parcels and a remainder) of 1.0 acre each. Street rights-of-way comprise the remaining 0.70 acres, resulting in net property of 5.02 acres being subdivided. The property is on the west side of U.S. Hwy. 6, located one mile south of the intersection of S.R. 120 and U.S. 6 in the community of Benton. The General Plan designation is Rural Residential (RR). The tentative parcel map was approved at a public hearing conducted by the Planning Commission on June 23, 2004, and subsequently extended on Sept. 14, 2006. *Staff: Evan Nikirk*

Evan Nikirk indicated 90% of improvements have been completed. Ditches, utilities and fire suppression facilities have been installed to the satisfaction of Public Works. Conditions 1-20 apply to

future developments. A "will serve" letter was issued by White Mountain FPD. Caltrans prefers access via improved roads, not driveways. Easements and rights of way have been offered.

OPEN PUBLIC HEARING: Andy Holmes, Triad/Holmes Associates, represents the applicants. Speed limit is 55 mph past the property. **CLOSE PUBLIC HEARING.**

MOTION: Authorize chair's signature on Parcel Map 37-176, indicating its approval. (Shipley/Black. Ayes: 4. Absent: Miller.)

9. WORKSHOP: No items.

10. REPORTS:

A. DIRECTOR: 1) Intrawest: Met with staff this week and will hold a May 1 public meeting in June Lake. It is adjusting its concept and will present a formal application a few weeks later. Groundwater exists on site, as promoted by the June Lake Area Plan, is expected to tie in to the PUD. Fiscal impact studies will be done. The June Lake Coalition process indicated about 1,000 warm beds are needed to support the June Mountain operation. A special circumstance is design guidelines that call for the Citizens Advisory Committee to serve as a design review body that would forward recommendations to Planning Commission for several hearings, likely in June Lake, then on to the BOS for a final hearing. 2) Water: Subdivisions are being proposed in areas where they were never expected. Mechanisms to provide water service are needed. There's a need to look more long term. Mutual water companies have been used in the past, but they are not government agencies and thus do not have access to grants. Hilton Creek CSD wants to be an umbrella entity for Long Valley. Zone of Benefit for roads would isolate costs of improvement to development area. Maybe water service should be considered part of this. 3) Antelope Valley RPAC: Recommended GPA that allows RPAC involvement in development review. First-such request. Previously, no major projects were proposed in the area. 4) Hazard Mitigation Plan: Required for fund application. FEMA has reviewed and approved it. It will serve as a basis for updating the General Plan's Safety Element. 5) Housing Mitigation: In effect less than a year, it is reviewed by the Housing Authority. Sierra Business Park will be required to provide off-site housing. Land values are too pricey for affordable housing. Alternatives must be approved by Mono Supervisors. Some projects in Antelope Valley are proposed in sensitive wildlife areas. Perhaps four projects could share an EIR.

B. COMMISSIONERS: No items.

11. INFORMATION: No items.

12. ADJOURN: 11:02 a.m.

Respectfully submitted,
C.D. Ritter, commission secretary